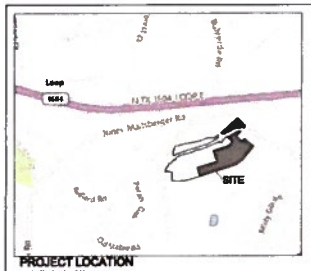
Z2016231

BULVERDE MARKETPLACE
MPCD SITE PLAN #16-00003
MAJOR AMENDMENT TO #15-00003
8-10-2016

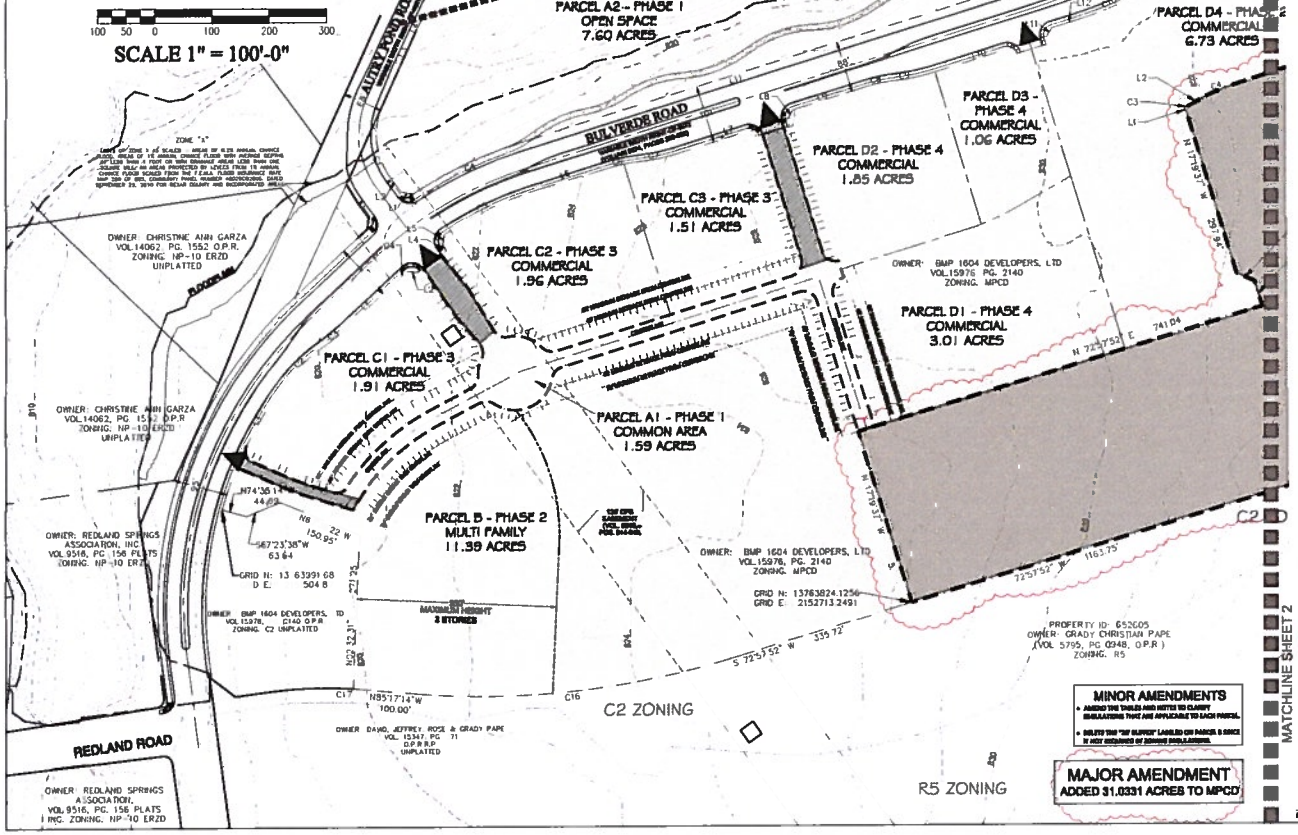


PROJECT LOCATION
SCALE 1" = 2,000'

OWNER/DEVELOPER:
BMP 1604 DEVELOPERS, LTD
10003 NW MILITARY HIGHWAY
SUITE 2205
SAN ANTONIO, TX 78231
210-583-0777
ATTN: JACQUES IMAHA

BMP DEVELOPERS II, LTD.
10003 NW MILITARY HIGHWAY
SUITE 2205
SAN ANTONIO, TX 78231
210-583-0777
ATTN: JACQUES IMAHA

LANDSCAPE ARCHITECT:
LEE AND ASSOCIATES
8601 RANCH ROAD 2222
BUILDING 1, SUITE 280
AUSTIN, TEXAS 78730
512-346-8477
ATTN: AMBER ROTHWELL, RLA



LAND USE SUMMARY - 38.61 ACRES	
COMMERCIAL	19.62 ACRES
MULTI FAMILY	11.39 ACRES
OPEN SPACE	7.60 ACRES
TOTAL	38.61 ACRES

ORIGINAL ZONING CASE NO: Z2016061
ORIGINAL ORDINANCE NO: 2016-02-18-0154

LAND USE SUMMARY - 31.0331 ACRES	
COMMERCIAL	26.8631 ACRES
OPEN SPACE	4.17 ACRES
TOTAL	31.0331 ACRES

AMENDED ZONING CASE NO:
AMENDED ORDINANCE NO:

OPEN SPACE - THE TOTAL OPEN SPACE ACREAGE REQUIRED WITHIN THE BOUNDARY OF THE MPCD IS SHOWN ON THE CHART. THE REQUIRED OPEN SPACE ACREAGE FOR THE COMMERCIAL PARCELS CAN BE ALLOCATED ACROSS ALL OF THE COMMERCIAL PARCELS AND IS NOT REQUIRED TO BE CONTIGUOUS. THE 2.72 ACRES OF OPEN SPACE REQUIRED ACROSS THE COMMERCIAL PARCELS AND THE 1.14 ACRES OF OPEN SPACE IN THE MULTI FAMILY PARCEL MAY BE LOCATED IN, BUT NOT LIMITED TO, LANDSCAPE ISLANDS, TREE WELLS, TRAFFIC CIRCLES, PASEOS, COURTYARDS, PLAZAS, AND YARDS. YARDS ARE DEFINED AS AN AREA ON A LOT BETWEEN THE LOT LINE AND THE NEAREST PRINCIPAL STRUCTURE, UNOCCUPIED AND UNOBSTRUCTED BY ANY PORTION OF A STRUCTURE FROM THE GROUND UPWARD. A MAJORITY OF THE 7.6 ACRE OPEN SPACE PARCEL A2 TO THE NORTH OF BULVERDE ROAD AND THE 4.17 ACRE OPEN SPACE PARCEL A3 NORTH OF CLASSEN ROAD ARE LOCATED IN THE FLOODPLAIN, INCLUDE A 10 FOOT MULTI USE PATH, AND ARE DEFINED AS AND COUNT TOWARD THE TOTAL REQUIRED OPEN SPACE.

LEGEND
- MASTER PLANNED COMMUNITY DISTRICT ZONING BOUNDARY – 38.61 ACRES
- ADDITIONAL MASTER PLANNED COMMUNITY DISTRICT ZONING BOUNDARY – 31.04 ACRES
- PARCEL LOT LINE
- PROPOSED DRIVEWAY
- PROPOSED PEDESTRIAN CONNECTION
- EDWARDS AQUIFER RECHARGE ZONE
- PHASE BOUNDARY LINE
- ENTRY DRIVES AREA
- MAJOR AMENDMENT

LAND USE

LAND USE DESIGNATION	PARCEL	PHASE	ACREAGE	OPEN SPACE REQUIRED	OPEN SPACE ALLOCATED	DENSITY	# OF UNITS
OPEN SPACE	A2	PHASE 1	7.60	2.36 AC (30%)	11.77 AC		
OPEN SPACE	A3	PHASE 1	4.17				
MULTI FAMILY	B	PHASE 2	11.39	3.96 AC (35%)	1.14 AC	33 DU/AC	350 UNITS
COMMERCIAL	A1	PHASE 1	1.59				
COMMERCIAL	C1	PHASE 3	1.91				
COMMERCIAL	C2	PHASE 3	1.96				
COMMERCIAL	C3	PHASE 3	1.51				
COMMERCIAL	D1	PHASE 4	3.01	9.30 AC (20%)	2.72 AC		
COMMERCIAL	D2	PHASE 4	1.85				
COMMERCIAL	D3	PHASE 4	1.06				
COMMERCIAL	D4	PHASE 2	6.73				
COMMERCIAL	D4A	PHASE 2	0.1331				
COMMERCIAL	D6	PHASE 2	28.71				
TOTAL			69.64	15.63 AC	16.63 AC		

BULVERDE ROAD STREET SECTION NTS

COMMON AREA ACCESS DRIVE SECTION NTS

TYPICAL PARKING LOT SCREENING FROM ENTRY DRIVES NTS

MINOR AMENDMENTS
- AMEND THE TABLES AND NOTES TO CLARIFY SIMULATIONS THAT ARE APPLICABLE TO EACH PARCEL.
- DELETE THE "NO SURVEY" LABELED ON PARCEL B SINCE IT HAS BEEN DESIGNED AT DEVELOPMENT PLAN.

MAJOR AMENDMENT
ADDED 31.0331 ACRES TO MPCD

LEGAL DESCRIPTIONS -
PARCELS A4, A5, B, C1, C2, C3, D1, D2, D3, D4
A 34.911 ACRE, TRACT OF LAND OUT OF THAT 124.000 ACRE TRACT DESCRIBED IN DEED TO BMP 1604 DEVELOPERS, LLC RECORDED IN VOLUME 15976, PAGE 2140-2150 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE B.H.& G.N. SURVEY NO. 388, ABSTRACT 811, COUNTY BLOCK 4002 AND OUT OF THE JACOB SEELL SURVEY NO. 389, ABSTRACT 297, COUNTY BLOCK 4007, NCB 18 NOW CITY BLOCK 13000 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

LEGAL DESCRIPTION -
A 7.600 AC, MORE OR LESS, TRACT OF LAND CONSISTING OF ALL OF LOT 999, ALL OF LOT 997 AND A 4.466 ACRE PORTION OF LOT 998, BLOCK 29, OF THE BULVERDE MARKET 2 SUBDIVISION RECORDED IN VOLUME 9510, PAGES 200-202 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGAL DESCRIPTION -
PARCEL A3
BEING A 4.17 ACRE TRACT OF LAND, COMPRISED OF ALL OF LOT 3, BLOCK 29, NCB CITY BLOCK 9700, ALL OF LOT 998, BLOCK 29, NCB CITY BLOCK 17000 (OPEN SPACE), AND A PORTION OF LOT 999, BLOCK 29, NCB CITY BLOCK 17000, DEPICTED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ALL OF BULVERDE MARKET 4, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9510, PAGES 200-202, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGAL DESCRIPTIONS -
PARCEL D5
BEING A 0.1331 ACRE TRACT OF LAND OUT OF A 124.000 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15976, PAGE 2140, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR, COUNTY, TEXAS, SAID 0.1331 ACRE TRACT ALSO BEING OUT OF A 91.000 ACRE TRACT AS DESCRIBED IN DEED OF TRUST RECORDED IN VOLUME 16005, PAGE 2107, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LEGAL DESCRIPTIONS -
PARCEL D6
BEING A 28.71 ACRE TRACT OF LAND OUT OF A 124.000 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15976, PAGE 2140, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR, COUNTY, TEXAS, SAID 28.71 ACRE TRACT ALSO BEING OUT OF A 91.000 ACRE TRACT AS DESCRIBED IN DEED OF TRUST RECORDED IN VOLUME 16005, PAGE 2107, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVISION AND APPROVAL OF A SPECIAL FLOOD ENHANCEMENT PLAN IN ACCORDANCE WITH APPENDIX D, SECTION 35-310 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

BMP 1604 DEVELOPERS, LTD

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L E E
AND ASSOCIATES
8601 W. CYPRESS RANCH DR.
BUILDING III, SUITE 160
AUSTIN, TEXAS 78730
(512) 345-9477
www.leeandassociates.net

Revision Block			
No.	By	Date	Comments

DATE: 8-10-2016
PROJ. NO.: 1739
FILE NAME: 1739 MPCD BASE 1
XDES
XREF

BULVERDE MARKETPLACE
SAN ANTONIO, TEXAS
MPCD SITE PLAN #16-00003
MAJOR AMENDMENT TO MPCD #15-00003

THIS DRAWING IS NOT FOR REGULATORY APPROVAL, OR CONSTRUCTION

1 of 3